

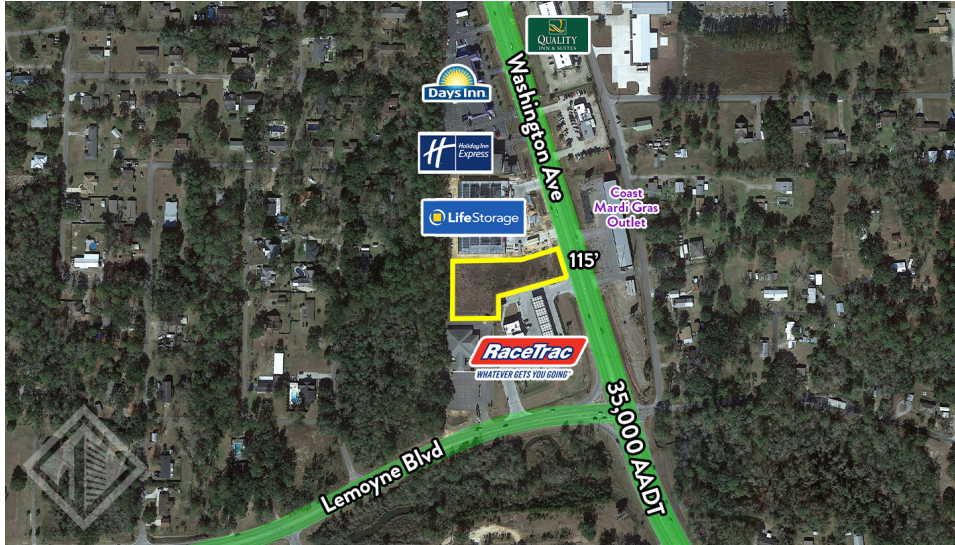


NEW PRICE! ~1.23 ACRES ON WASHINGTON AVE

Washington Avenue, Ocean Springs, MS 39564

TIM CARLSON • PRINCIPAL
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PROPERTY DESCRIPTION

Southeast Commercial is pleased to offer this +/- 1.23 Acre Lot FOR SALE on Washington Avenue in Ocean Springs, MS. This site is well situated in a high traffic area with 35,000+ daily traffic counts. Site is zoned C-3 Commercial Highway. It is surrounded by multiple hotels and QSR's. It is located less than 2.5 miles from Historic Downtown Ocean Springs and offers easy access to I-10. Do not miss out on this rare gem in a prime location!

OFFERING SUMMARY

Sale Price Reduced to:	\$595,000
Lot Size:	1.23 Acres
Zoning:	C-3 Commercial Highway

LAND FOR SALE

PROPERTY SUMMARY





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LAND FOR SALE

AERIAL



SOUTHEAST
COMMERCIAL
REAL ESTATE



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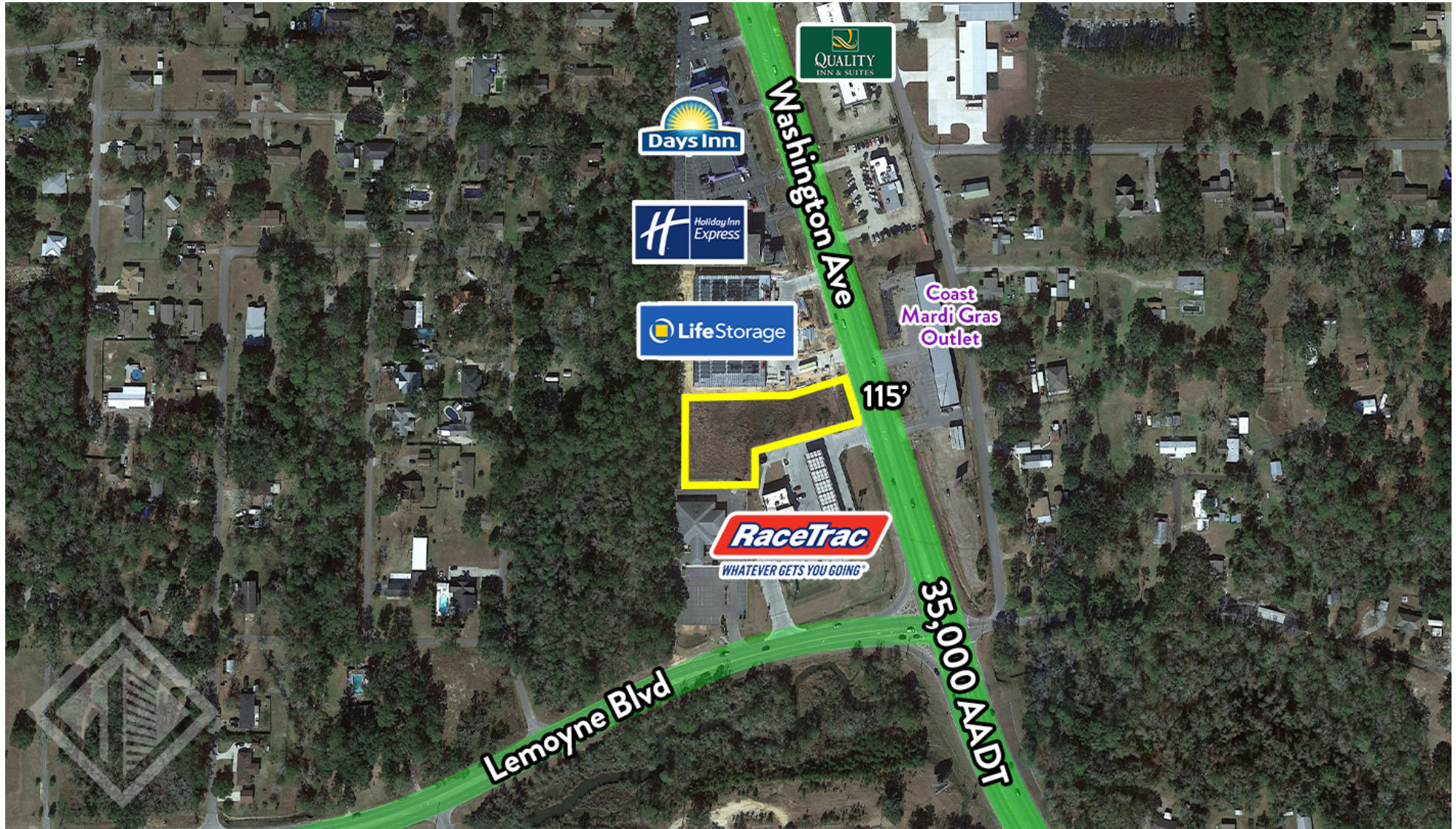
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LAND FOR SALE

AERIAL



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SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>





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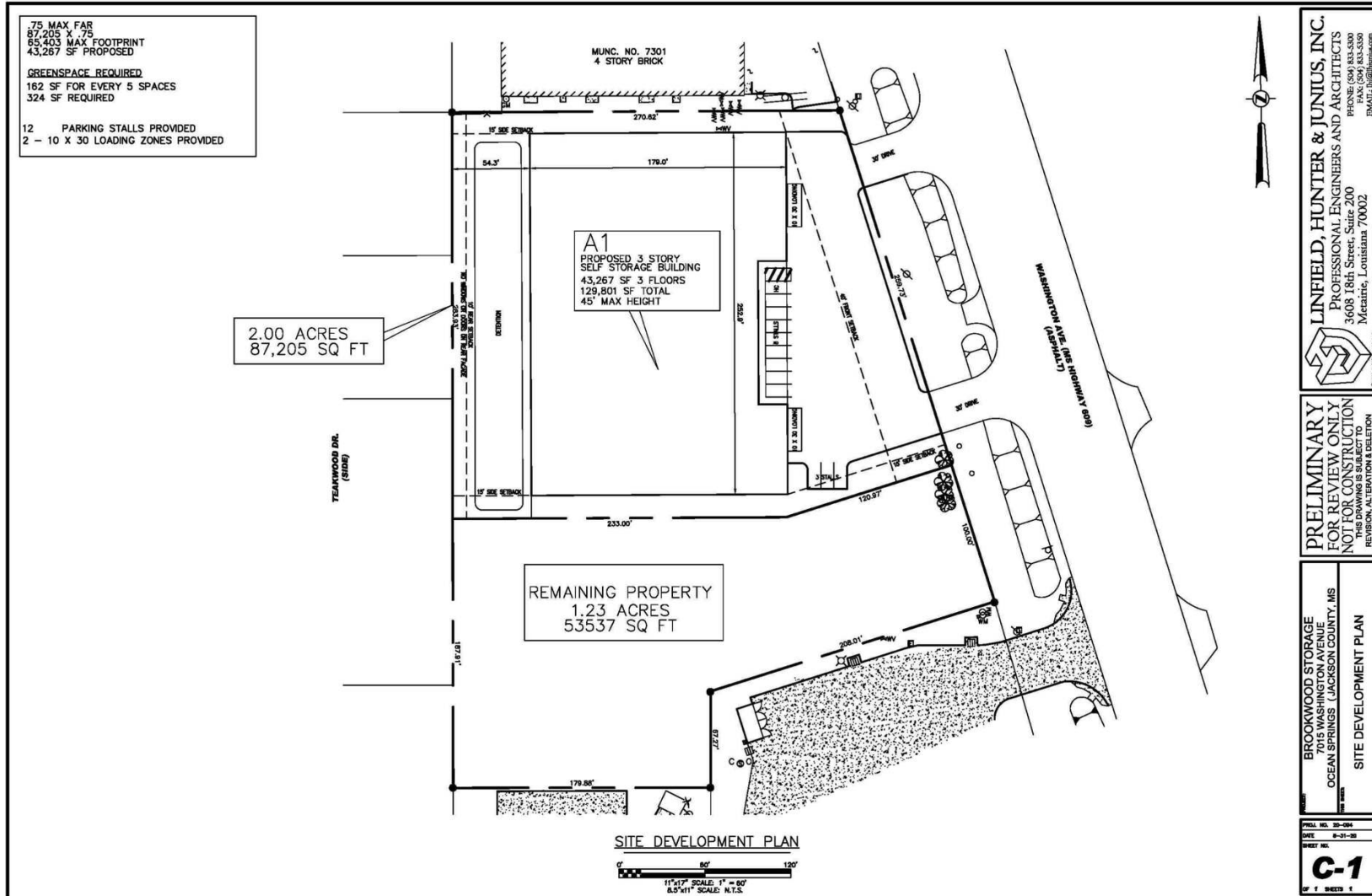
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LAND FOR SALE

SURVEY



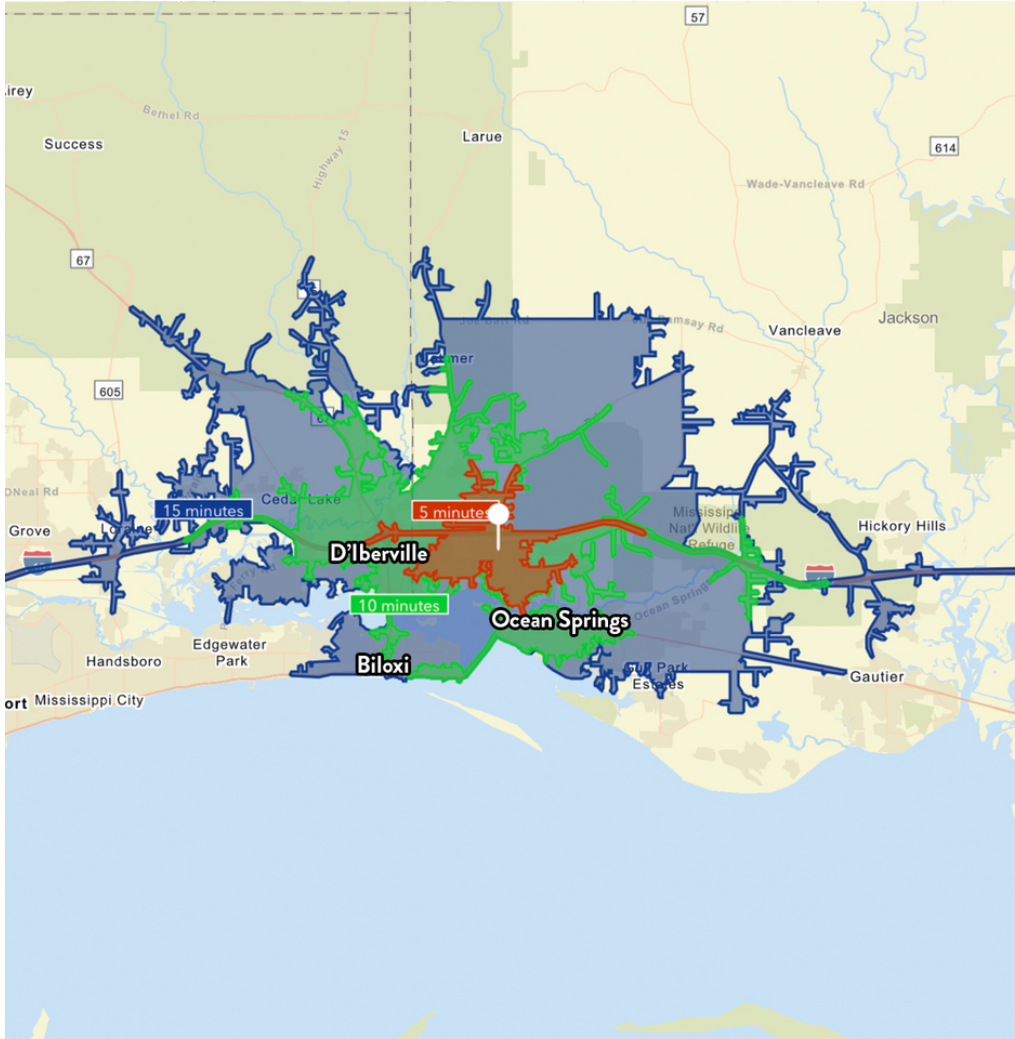


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\$82,185

Average Household Income
within 15 minutes of site.



38.9

Median Age
Within 15 minutes of site.



38,426

Number of housing units
within 15 minutes of site.

2022 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	10,394	36,836	87,862
Average HH Income	\$79,158	\$74,483	\$82,185
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2027 Projections	5 Minutes	10 Minutes	15 Minutes
Population	10,431	37,623	89,106
Average HH Income	\$90,616	\$85,889	\$95,154

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

LAND FOR SALE

AREA DEMOGRAPHICS



**SOUTHEAST
COMMERCIAL**
REAL ESTATE